

OWNER'S CERTIFICATE

We hereby certify that we are the owners of or have some Right, Title, or Interest in the land included within the subdivision shown hereon; that we are the only persons whose consent is necessary to pass a clear title to said land; that we consent to the making and recording of this subdivision map as shown within the colored borderline. We hereby dedicate to public use for street and public utility purposes, Lots "A" and "B". AND WE HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL FACILITIES, THE AREAS DESIGNATED AS "4' P.U.E." & "5'x25' P.U.E.", "5'x 30' P.U.E.", & "5'x 55' P.U.E." WE ALSO HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF A RETAINING WALL, THE EASEMENT DESIGNATED AS "RETAINING WALL EASEMENT". WE ALSO HEREBY DEDICATE FOR THE PLANTING AND MAINTENANCE OF TREES, THE EASEMENT DESIGNATED AS "5' TREE PLANTING EASEMENT"

OLD RIVERSIDE, LTD., a California limited partnership

By: Concordia Development Corporation, a California corporation, General Partner

O. Randolph Hall, Jr. Michael B. Van Daele
O. Randolph Hall, Jr., President Michael B. Van Daele, Vice President

PROVIDENT FINANCIAL CORPORATION, a California corporation as Trustee under Deed of Trust Rec. Feb. 15, 1985 as Inst. No. 31709, O.R. Riv. Co., Ca.

Craig G. Blunden Matt Pross
CRAIG G. BLUNDEN VICE-PRES. MATT PROSS VICE ASST. Sec'y

PUBLIC UTILITY EASEMENTS

The City of Riverside, being the owner of the below described Easements, hereby consents to the making and filing of the annexed map.

Easements to the City of Riverside, successor to Southern California Edison Company for electrical facilities as set out in Deeds recorded July 22, 1964 as Instrument Nos. 89757 Records of Riverside County, California, assigned to City of Riverside as Inst. No. 41664 recorded April 11, 1975, Records of Riverside County, California.

Gage Canal Company, present holder of Easement reserved to John Fletcher Moulton and Herbert Bulkley Praed by Deed recorded in Book 301, page 327 of Deeds, Records of Riverside County, California, for the purposes of irrigation facilities.

An Easement reserved to the Daly Water Company for water conduits and pipes by Deed recorded in Book 563, page 53 of Deeds, Records of Riverside County, California.

Dated March 4 1985 FRED KRAY
Director of Public Utilities

By Fred Kray

SIGNATURE OMISSION

In accordance with Section 66436 (c) (1) of the Subdivision Map Act of the State of California, the signature of the following Easement Holders have been omitted since their interest cannot ripen into fee.

An easement to pass and repass with horses and wagons in favor of George Miller McDonald and John Stephan McDonald as set out in Deed recorded Jan. 22, 1912 in Book 318, Page 88 of Deeds, Records of Riverside County, California, said easement is blanket in nature.

Easements for pipelines in favor of Southern California Gas Company and Southern Counties Gas Company of California in Instruments recorded February 10, 1948 as Instrument No. 1209, Official Records of Riverside County, California.

An easement for storm drain purposes in favor of the City of Riverside, in Instrument recorded 4-29-1983 as Inst. No. 82992, Official Records of Riverside County, California.

IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 20144

BEING A SUBDIVISION OF A PORTION OF LOT 6
IN BLOCK 17 OF THE LANDS OF MOULTON AND PRAED
AS SHOWN IN M.B. 7/33, AND A PORTION OF LOT 10 IN BLOCK 17
OF THE LANDS OF MOULTON AND PRAED AS SHOWN BY RECORD OF
SURVEY ON FILE IN BOOK 6, PAGE 32 OF RECORD OF SURVEY,
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN
SECTION 24, T.33, R.6W, S.B.M.

J. F. DAVIDSON ASSOCIATES

RIVERSIDE, CALIFORNIA
NOVEMBER 1984

CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the within map; that the subdivision as shown hereon is substantially the same as it appeared on the tentative map of Tract No. 20144 which was approved by the Riverside City Planning Commission on October 18, 1984 and any approved alterations thereof; that all provisions of the Subdivision Map Act (Division 2 of Title 7 of the California Government Code) and of Title 18 of the Riverside Municipal Code applicable at the time of the approval of the tentative map have been complied with; that I am satisfied that the map is technically correct; that the easements for sewers and drainage facilities as shown on the map have been approved; that plans for drains, drainage works, and sewers sufficient to protect all lots in the subdivision from flood have been approved; that a complete set of plans covering all improvements has been filed with the Department of Public Works and that the same have been checked and approved; and that all improvements have been completed in accordance with the approved plans or that the subdivider has entered into an agreement with the City of Riverside covering completion of all improvements and specifying the time for completing the same.

Dated: MARCH 4th, 1985

ROBERT C. WALES, R.C.E. 18793
City Engineer

Robert C. Wales

UTILITIES CERTIFICATE

I hereby certify that the Subdivider named on this map has deposited with the City of Riverside, Public Utilities Department, sufficient funds or made the required arrangements and provisions for the installation of water and electric facilities necessary to provide service to all parcels as shown on this map; and that all public utilities easements shown are sufficient for all requirements of the Electric and Water Divisions of the Department of Public Utilities of the City of Riverside.

Dated: March 4, 1985

FRED KRAY
Director of Public Utilities

By Fred Kray

CITY TREASURER'S CERTIFICATE

I hereby certify that according to the records of this office as of this date, the real property shown on this map is not subject to any special assessments, bonds, and/or liens which have not been paid in full.

This certificate does not include any special assessments, the bonds of which have not become a lien upon said property.

Dated Jan. 23, 1985

H. E. BREWER
City Treasurer

By HE Brewer

SOIL REPORT

A preliminary soil report was prepared on the 10th day of May, 1977 as required by the Health and Safety Code of California, Section 17953 by KENNETH G. OSBORNE & ASSOCIATES

RECORDER'S CERTIFICATE

Filed this 7th day of MARCH, 1985
at 10:35 A.M. in Book 148 of Maps
at Pages 59-61 at the request of the City Clerk.

Fee: \$10.00 WILLIAM E. CONERLY
County Recorder
No. 46713 By: Doris S. Jones

TICOR TITLE INSURANCE CO.
Subdivision Guarantee

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of Three (3) sheets be, and the same is hereby accepted as the final map of Tract 20144 and the streets and easements are hereby accepted as public streets and easements, and the City Clerk is hereby authorized and directed to attest said map by signing her name thereto as City Clerk of the City of Riverside, State of California, and affix the official seal of said City thereto.

I hereby certify that the foregoing resolution was accepted by the Mayor and Council of the City of Riverside this 5th day of MARCH 1985.



ALICE A. HARE
City Clerk of the City of Riverside,
California

By Karen E. Oakley
Asst. City Clerk

TAX COLLECTOR CERTIFICATE

I hereby certify that according to the records of this office, as of this date, there are no liens against the property shown on the within map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes or special assessments collected as taxes, ~~except taxes or special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$~~

Dated FEBRUARY 4th 1985 R. WAYNE WATTS COUNTY TAX COLLECTOR

BY: Kenneth C. Kerin

TAX BOND CERTIFICATE

I hereby certify that a bond in the sum of \$ _____ has been executed and filed with the Board of Supervisors of the County of Riverside, State of California, conditioned upon the payment of all taxes, State, County, Municipal or local, and all special assessments collected as taxes which at the time of filing of this map with the County Recorder are a lien against said property, but not yet payable, and said bond has been duly approved by said Board of Supervisors.

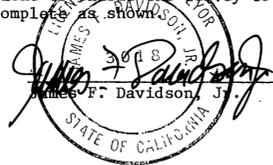
Dated _____, 19____ GERALD A. MALONEY
Clerk of the Board of Supervisors

BY: _____ Deputy

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Licensed Land Surveyor of the State of California and that this map consisting of Three (3) sheets correctly represents a survey made under my supervision during January, 1977 and that all monuments shown thereon actually exist and their positions are correctly shown or will be in place within one year from the recording of this map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and complete as shown.

Dated: 1-15-85 James F. Davidson, Jr. L.S. 3018



IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 20144

BEING A SUBDIVISION OF A PORTION OF LOT 6
IN BLOCK 17 OF THE LANDS OF MOULTON AND PRAED
AS SHOWN IN M.B. 7/33, AND A PORTION OF LOT 10 IN BLOCK 17
OF THE LANDS OF MOULTON AND PRAED AS SHOWN BY RECORD OF
SURVEY ON FILE IN BOOK 6, PAGE 32 OF RECORD OF SURVEY,
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN
SECTION 24, T.35, R.6 W., S.B.M.

J. F. DAVIDSON ASSOCIATES

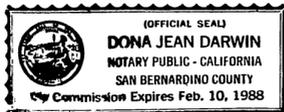
RIVERSIDE, CALIFORNIA
NOVEMBER 1984

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF San Bernardino) SS

On this 18th day of January, 1985, before me, the undersigned, a Notary Public in and for said State, personally appeared O. Randolph Hall, Jr. (personally known to me) (proved to me on the basis of satisfactory evidence) to be the President, and Michael B. Van Saale (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Vice President, of Concordia Development Corporation, a California Corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, said corporation being known to me to be the general partner of OLD RIVERSIDE, LTD. the limited partnership that executed the within instrument and acknowledged to me that such corporation executed the same as such general partner and that such limited partnership executed the same.

My commission expires Feb. 10, 1988 Witness my hand and official seal



Dona Jean Darwin
Notary Public in and for said State

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF Riverside) SS

On this 23rd day of January, 1985, before me, Judy F. Howard, a Notary Public in and for said State, personally appeared Craig G. Blunden (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Vice President, and Math Frost (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Asst. Secretary of PROVIDENT FINANCIAL CORPORATION, a California Corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

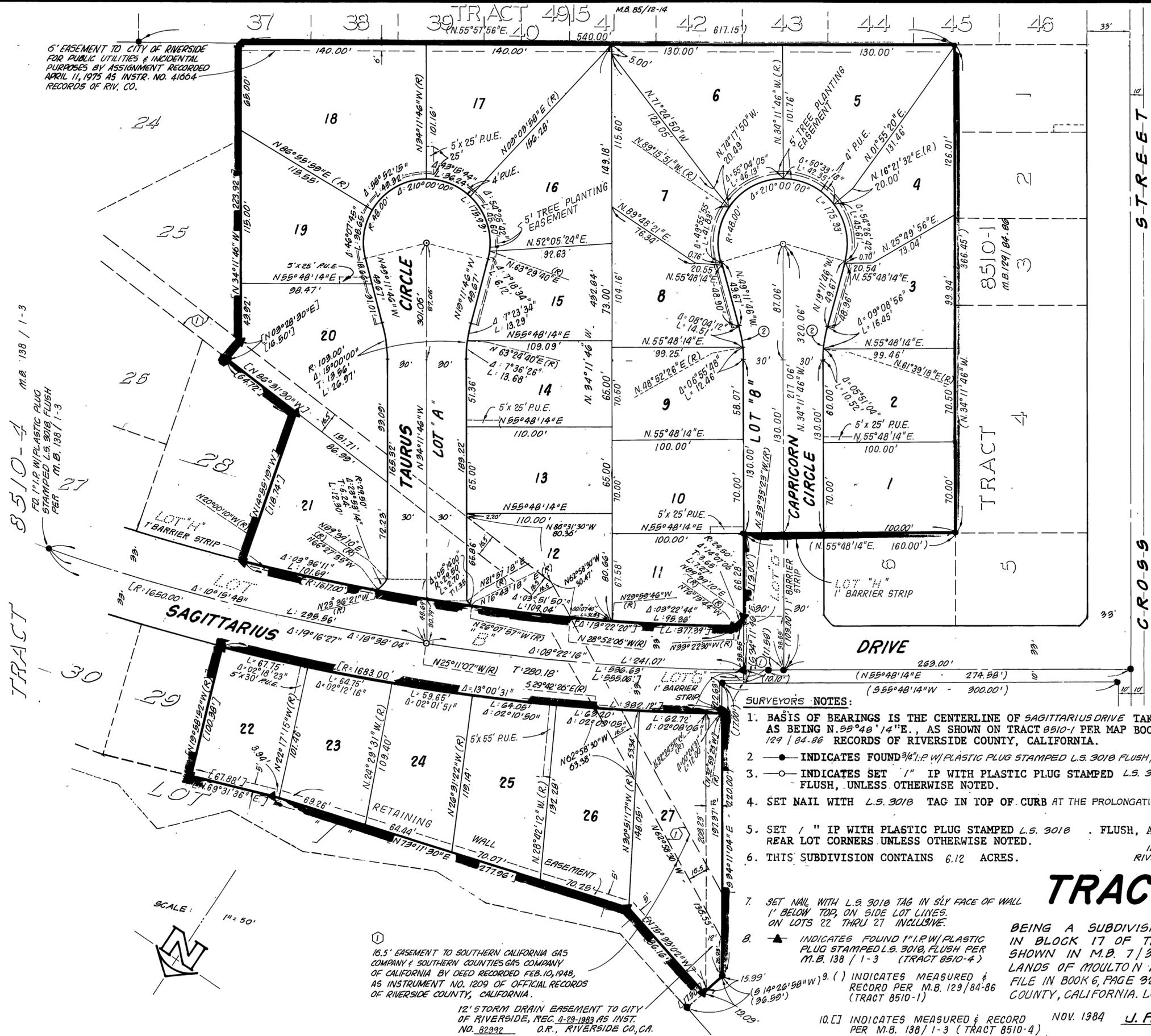
My commission expires 3-7-88 Witness my hand and official seal.



Judy F. Howard
Notary Public in and for said State

M.B. 148/60

M.B. 148/60



POTENTIAL LIQUEFACTION
 ALL OR A PORTION OF THE PROPERTY INCLUDED WITHIN THIS MAP HAS BEEN IDENTIFIED BY THE CITY OF RIVERSIDE SEISMIC SAFETY ELEMENT OF THE GENERAL PLAN AS BEING POTENTIALLY SUBJECT TO LIQUEFACTION SHOULD GROUND SHAKING OCCUR. TO LIMIT THE POSSIBILITY OF STRUCTURAL DAMAGE OR FAILURE IN SUCH AN EVENT A GEOLOGIC INVESTIGATION ACCEPTABLE TO THE CITY BUILDING OFFICIAL MAY BE REQUIRED AS A PREREQUISITE TO ISSUANCE OF BUILDING PERMITS.

CURVE DATA

(R=1650.00')
① (Δ=00°38'23")
(T=9.21')
(L=18.43')
② R=103.00'
Δ=15°00'00"
L=26.97'

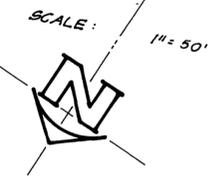
- SURVEYORS NOTES:**
1. BASIS OF BEARINGS IS THE CENTERLINE OF SAGITTARIUS DRIVE TAKEN AS BEING N.55°48'14"E., AS SHOWN ON TRACT 8510-1 PER MAP BOOK 129/84-86 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
 2. ● INDICATES FOUND 3/4" I.P. W/ PLASTIC PLUG STAMPED L.S. 3018 FLUSH, PER TR. 8510.1 M.B. 129/84-86, UNLESS OTHERWISE NOTED.
 3. ○ INDICATES SET 1" IP WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH, UNLESS OTHERWISE NOTED.
 4. SET NAIL WITH L.S. 3018 TAG IN TOP OF CURB AT THE PROLONGATION OF SIDE LOT LINES.
 5. SET 1" IP WITH PLASTIC PLUG STAMPED L.S. 3018 FLUSH, AT ALL REAR LOT CORNERS UNLESS OTHERWISE NOTED.
 6. THIS SUBDIVISION CONTAINS 6.12 ACRES.
 7. SET NAIL WITH L.S. 3018 TAG IN SLY FACE OF WALL 1' BELOW TOP, ON SIDE LOT LINES, ON LOTS 22 THRU 27 INCLUSIVE.
 8. ▲ INDICATES FOUND 1" I.P. W/ PLASTIC PLUG STAMPED L.S. 3018, FLUSH PER M.B. 138/1-3 (TRACT 8510-4)
 9. () INDICATES MEASURED & RECORD PER M.B. 129/84-86 (TRACT 8510-1)
 10. [] INDICATES MEASURED & RECORD PER M.B. 138/1-3 (TRACT 8510-4)

TRACT 20144

BEING A SUBDIVISION OF A PORTION OF LOT 6 IN BLOCK 17 OF THE LANDS OF MOULTON AND PRAED AS SHOWN IN M.B. 7/99, AND A PORTION OF LOT 10 IN BLOCK 17 OF THE LANDS OF MOULTON AND PRAED AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 6, PAGE 92 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. LOCATED IN SECTION 24, T.39S., R.6W., S.B.M.

TRACT 8510-4 M.B. 138/1-3
 F2 1" I.P. W/ PLASTIC PLUG STAMPED L.S. 3018 FLUSH PER M.B. 138/1-3

M.B. 148/61



16.5' EASEMENT TO SOUTHERN CALIFORNIA GAS COMPANY & SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA BY DEED RECORDED FEB. 10, 1948, AS INSTRUMENT NO. 1209 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

12' STORM DRAIN EASEMENT TO CITY OF RIVERSIDE, REC. 4-29-1983 AS INST. NO. 82292 D.R., RIVERSIDE CO., CA.